



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1318 3rd Avenue North
May 15, 2013

Application: New Construction—Infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209021200
Applicant: Peggy Newman
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a duplex on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. The second story balcony be eliminated; 2. The porch on the left unit have a thicker porch rack, a hipped or a shed roof with eaves to match those of the rest of the house, and more substantial columns with a cap and a base; 3. The bay be eliminated on the right unit; 4. The porch on the right unit have a thicker porch rack, a hipped or a shed roof with eaves to match those of the rest of the house, and more substantial columns with a cap and a base; 5. The foundation line be uniform throughout the structure and the foundation be a maximum of two blocks high at the front; 6. Staff approve the asphalt shingle color, and all window and door specifications; 7. The utilities and mechanicals be located on the rear, or on a side façade beyond the midpoint of the house; 8. Staff review and approve the pathways, fence design and materials, and all other appurtenances. <p>With these conditions, staff finds that the project meets Section 3.0 of the <i>Germantown Historic Zoning District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

3.0 New Construction - where there is minimal historic context or historic context no longer exists

Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

3.1 General Principles

Construction in the District has taken place continuously from the mid-19th through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. Because a great variety of building forms exist within Germantown, flexibility in the design of new buildings is possible and encouraged. New buildings should continue this variety while remaining compatible with development patterns consistent with mixed-use urban neighborhood design.

3.1.1 Buildings should be sited on their respective parcels in ways that are appropriate to their context and the context it creates.

3.1.2 The architectural styles and forms of new buildings should be appropriate to their context.

3.1.3 New buildings should relate to a pattern and rhythm of development consistent with a mixed-use urban neighborhood.

3.1.4 New projects have the ability to create place. Proposed projects shall be reviewed both in relationship to its context and the context it creates.

3.1.5 The ground floors of new buildings should be designed to encourage pedestrian activity.

3.1.6 New construction will be reviewed for height, scale, setback, relationship of materials, texture and color; massing; orientation; and proportion and rhythm of openings.

3.2 Site and Building Planning

3.2.1 New development should be sited and designed to encourage pedestrian/human activity on the street. The siting of buildings should acknowledge and reinforce desirable characteristics of the right-of way and streetscape.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services attract activity on the street. Entrances, porches, balconies, front yards, decks, seating, street lighting, street trees, landscaping and other streetscape elements promote use of the street front and provide places for human interaction. Siting decisions shall consider the importance of these features in a particular context and allow for their incorporation.

3.2.2 Setbacks

The character of a neighborhood or district is often a product of the experience of traveling along its streets. One of the defining characteristics of that experience is how buildings face and are set back from the street.

The guidelines below are not specific to individual parcels or streets. Because street rights of way vary significantly throughout the district it is important to first analyze and consider the desired streetscape prior to establishing the setback and building face for a given project. While the guidelines encourage some buildings at the edge of the sidewalk, locating a building on the property line only 48" from the edge of the existing curb drastically limits and may altogether prohibit the placement of features identified in 3.2.1 and limit the ability of a project to comply with 3.2.1.

It is further the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

1. Commercial Corridor Setbacks (Rosa L Parks and Jefferson Street) – the siting of buildings along major commercial corridors should provide desirable streetscape characteristics: pedestrian oriented businesses and shops at ground level, corner entrances and a consistent building edge abutting the sidewalk.
2. Commercial Setbacks (Interior to the District) – Generally, commercial buildings within the district are encouraged to build to the property line/sidewalk.
The intent is to encourage pedestrian oriented development
3. Corner Lots: Buildings on corner lots should be oriented to the corner and public street fronts to reinforce the street corner. Buildings should appropriately address setbacks on both streets. Corner lots offer unique opportunities because of their visibility and access from two streets. Corner pedestrian entrances, towers, turrets, accentuated rooflines, special architectural details, balconies and other design features are encouraged.
4. Residential Setbacks – the space between the building and the sidewalk should provide security and privacy for residents while encouraging social interaction among residents and neighbors. Within the district the transition between residential buildings and the street varies with the depth of the front setback and the relative elevation of the building to the street.
The following examples illustrate various conditions and suggest how this guideline may be met through setbacks, entry design, landscape treatment and other techniques.
Minimal Front setback – Buildings with little or no front yard should include creative use of landscaping and or window placement and treatment to provide privacy. Recessed entries can be used to provide security and/or weather protection.
Shallow Residential Street Front – Buildings with a shallow setback from the sidewalk provide sufficient area to include balconies or decks, which allow privacy while encouraging visual interaction with the street. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.
Deep Residential Setback – Buildings with deep setbacks from the sidewalk provide sufficient privacy through spatial separation to permit more open porches, fenestration and garden space for ground floor residential units. Fences may provide further separation from the sidewalk.
High Bank Residential Street Front – Within the district topography may cause the ground floor of a building to be elevated above pedestrian eye level. Therefore it is easier to achieve a sense of privacy and separation from the street activity – thus creating more opportunity for social spaces
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain urban street character.

3.2.3 Orientation

1. The primary entrances of buildings shall be clearly identifiable and visible from the street.
Generally this means primary entrances are oriented to the public street.
The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.
This does not preclude site developments for residential projects from utilizing courtyards and mews. It is intended to foster siting that recognizes the importance of the public street and the transition from the street to the building.

3.2.4 Mass and Scale

1. The mass and scale of new buildings will be reviewed relative to use and location within the District.
Generally taller more massive structures are anticipated at the edges where Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) bound the District. Lower height, smaller scale and less massive structures are predominant at the interior of the District. Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate. These guidelines and the

Design Review Process are intended to provide a balance between the development potential of a particular site and compatibility of existing and adjacent buildings.

2. **Façade Articulation:** New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials particularly on public facades. *For multiple story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged.*

Some appropriate techniques for building articulation include but are not limited to:
Modulating the façade by stepping back or extending forward a portion of the façade (articulating a building's façade vertically and/or horizontally in intervals that are informed by existing platting patterns or structures within the District is encouraged)
Pilasters, recesses and or projections
Repeating window patterns at an interval that equals the articulation interval
Providing a balcony, porch, patio, deck, covered entry, bay window (or other special window) or other significant architectural detail for each interval
Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval
Changing materials with a change in building plane (changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone is generally not sufficient to meet the intent of this guideline)

3.2.5 Height

1. New buildings shall be constructed to a height that is compatible with adjacent context. *Consideration of the physical characteristics of a property will be given in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)*
Height, bulk and scale mitigation may be required in two general circumstances:
Projects on or near the edge of a less intensive area. A substantial incompatibility in scale may result from different development standards in the two areas and may be compounded by physical factors such as large development sites, slopes or lot orientation.
Projects proposed on sites with unusual physical characteristics such as large lot size, unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.
Factors to consider in analyzing potential height, bulk and scale impacts include:

- *distance from the edge of an existing structure or less intensive area*
- *differences in development standards between abutting area (allowable building height, width, lot coverage, etc.)*
- *effect of site size and shape*
- *height, bulk and scale relationships resulting from lot orientation (e.g. backlot line to back lot line vs. back of lot line to side lot line)*
- *Type and amount of separation between lots in the different area (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes.)*

In many cases, careful siting and design treatment are sufficient to achieve reasonable transition and mitigation of height, bulk and scale impacts. Some techniques for achieving compatibility are as follows:

- *Location of features on-site to facilitate transition such as locating required open space on the zone edge so the building is farther from the lower intensity area.*
- *Treating topographic conditions in ways that minimize impacts on neighborhood development, such as architectural details to give a more human scale to a project, or stepping a project down a sloping site.*
- *In a mixed-use project, siting the more compatible use near the adjoining edge.*

In some cases, reductions in the actual height, bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptance of compatibility. Some techniques that can be used in these cases include:

- *articulating the building's facades vertically or horizontally in intervals that*

- conform to existing structures or platting pattern.
- increasing building setbacks from the zone edge at ground level
- reducing the bulk of the building's upper floors
- limiting the length of, or otherwise modifying, facades
- reducing the height of the structure
- reducing the number or size of accessory structures

2. In the absence of adjacent context with taller heights the following heights are permitted.

Building along Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) are permitted to b 4-6 stories.

The intent is to provide visual interest and permit light, air, and visual openness to the sky plane and modulation of height and massing at the street wall. To signify a unique feature, a corner or important element portions of a structure are not required to set back at the street wall. It is not intended to permit a majority of the project nor an entire block length of six stories unbroken at the street wall.

Within the interior of the District structures are permitted to be 35' in height. Special features of increased height such as towers or turrets may be acceptable. Corner buildings offer unique opportunities because of their visibility and access from two streets and are locations for special activities, uses or indicators of neighborhood centers taller heights up to 45' may be appropriate for corner buildings of limited street frontage.

The intent is to provide visual interest and allow modulation of heights to signify something unique or important at the corner. The term "limited street frontage" is intended to allow reasonable lengths of building frontage to have an increased height. It is not intended to permit a majority of the project nor an entire block length of increased height.

Within the District in the absence of adjacent historical context structures are permitted to be 3 stories or 45' in height.

3.3 Walls/Exterior Materials

3.3.1 Exterior materials will be reviewed for characteristics of scale, design, finish, texture, durability and detailing. Materials must demonstrate adherence to The Secretary of Interior's Standards.

3.3.2 Large expanses of featureless wall surface are not appropriate

3.3.3 Material change between the foundation and the first floor is encouraged.

3.3.4 Exterior Insulation Finish System (EFIS) and vinyl siding are not appropriate exterior materials.

3.3.5 The painting of wood and metal surfaces is not reviewed by the MHZC.

3.5 Windows

3.5.1. Window profiles will be reviewed for dimensional depth of rails, stiles, mullions, muntins, divided lites, sills, casing and or trim.

3.6 Roof

3.6.1 Rooftop equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

3.7 Utilities / Mechanical

3.7.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their impact and visibility at the public street. Exterior utilities and mechanical equipment shall be screened from visibility from the building's street facades. Building utilities shall be planned, sited and screened to minimize their impact on the pedestrian environment.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)

Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.

5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.

5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.

5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.

5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged.

Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.

5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning or inance must comply with these design guidelines.

5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

5.4 Exterior Lighting/ Miscellaneous

5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.

5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.

5.4.4 Ground mounted light fixtures/spotlights shall be screened from public view.

Background: 1318 3rd Avenue North is a vacant lot (see Figure 1). The site is within the Germantown Historic Zoning Overlay, but is outside the Germantown National Register District. Therefore, staff applied the design guidelines from Section 3.0 for “New Construction - where there is minimal historic context or historic context no longer exists.”



Figure 1. Lot at 1318 3rd Avenue North

Analysis and Findings:

Context: There is little historic context on this block of 3rd Avenue North. To the right of the site is a historic brick fire station. Across the street is a non-contributing industrial structure. The remainder of the block has a mix of contributing and non-contributing structures that are one and one-and-a-half stories tall (see Figures 2-8 on next two pages).



Figure 2. Panorama of the site and its surroundings.



Figure 3. Side yard and the firehall to the right of the site.



Figure 4. View to the right of the site.



Figure 5. Industrial site across the street from No. 1318



Figure 6. Structure to the left of the site.



Figure 7. View to the left of the site.



Figure 8. View to the left of the site.



Figure 9. View looking back to the site from the left.

Site and Building Planning: The structure meets all base zoning requirements for setbacks. The structure is centered on the lot and is located five feet (5') from the side property lines. The front line of the building lines up with the structures on either side of the site, and the structure's design appropriately addresses 3rd Avenue North. The new structure will improve the pedestrian experience of the block since it will help to fill in the gap of vacant land along 3rd Avenue North. Staff finds that the structure's Site and Building Planning meet Section 3.2.1. and 3.2.2. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Orientation: The structure is oriented towards 3rd Avenue North, as is appropriate. The duplex will have two entries, both of which will be oriented to 3rd Avenue North. The structure is designed so that the entry on the right side of the structure is more dominant. The entry on the left will be recessed and will appear as a secondary entrance. Staff finds this treatment of the duplex entries to be appropriate. Staff finds that the infill's orientation meets Section 3.2.3. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Mass and Scale: The structure is massed so that it appears to be one structure even though it is a duplex with two units. This is in keeping with typical historic duplex structures. Historically, most duplex structures were symmetrical. This design, however, is not symmetrical but is inspired by a gabled-ell form, with the left unit recessed from the right unit. A gabled ell form can be appropriate for a duplex since this form often had two front entrances. However, staff finds changes to the front of the house are necessary in order to make the form meet the design guidelines.

On the left side, the second story balcony should be eliminated, as this element is not typically seen on gabled-ell historic structures. With the elimination of the second story balcony, the first floor porch roof should be made to be a more traditional hipped or shed roof with eaves. The porch will also need a thicker porch rack and more substantial posts with a cap and a base. On the right side, the first story bay is another element not found on houses of this style and scale. Staff asks that the bay be eliminated and the porch be made to be a more traditional porch with a hipped or shed roof with eaves, a thicker porch rack, and more substantial columns with caps and bases.

The structure will be thirty-two feet (32') wide. Staff finds this matches the adjacent context, as the historic structures on the block are between twenty-five feet and forty-three feet (25'-43') wide. Staff finds the width to meet the design guidelines.

With the above-mentioned changes to the structure's form, staff finds that the duplex's mass and scale meet Section 3.2.4 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Height: The structure is proposed to have a ridge height of approximately thirty-eight feet (38') above grade, or thirty-five feet, one inch (35'1") above the foundation line. This is taller than structures in the immediate area, but is compatible with other historic structures within Germantown. Because the site is located outside of the Germantown

National Register District and where there is little historic context, staff finds the ridge height to be appropriate.

The porch eave height will be approximately twelve feet, six inches (12'6") above grade, and the main eave height will be approximately twenty-one feet (21') above grade. Staff notes that the foundation height at the front of the house varies from the left unit to the right unit. Staff asks that the foundation height be uniform for both units. In addition, staff notes that the drawings do not take into account the slope of the site. The site seems to slope down from the front of the house to the back, and therefore staff asks that the foundation be a maximum of two blocks high at the front.

With the change to the foundation height, staff finds that the structure's height meets Section 3.2.5 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Walls/Exterior Materials. The house will be approximately seventy-six feet (76') deep. The long side facades will be broken up with several features, including the cross gable roof form, the dormer, the window openings, the soldier course at the floor levels, and the chimneys.

The primary cladding material for the structure will be brick. A herringbone brick pattern in between battens will fill the front cross gable field. On the side facades, running bond brick is proposed for the gable fields. The foundation will be split face concrete block, and the roof will be architectural shingles. Staff asks to approve a shingle color prior to purchase and installation. The bump out fireplaces and the side dormers will be clad in cement fiberboard lap siding with a five inch (5"0) reveal. The porches will have wood posts, and wood brackets and trim will be used. The materials for the windows and doors were not specified, and staff asks to approve all windows and doors prior to purchase and installation. The rear deck, railing, and privacy fence between the units will be wood.

With staff's final approval of materials, colors, and specifications, staff finds that the duplex's materials meet Section 3.3 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Windows. On the front façade, the windows are generally twice as tall as they are wide and therefore meet the historic proportion of window openings. On the two side facades, the front portions of the sidewalls have a regular window pattern that is typical of sidewalls window openings for historic structures in Germantown. Beyond the front third of the structure, the window patterns on the side façades are more irregular and utilitarian in nature. Staff finds this to be appropriate in this instance because these portions of the façade will be less visible from the street and because the site is located outside of the Germantown National Register Historic District, where there is little historic context. Staff finds that the duplex's windows meet Section 3.5 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Roof: The duplex will have a cross gable roof form with a slope of approximately 13/12. The two side facades will have dormers tucked behind the cross gables. These dormers will be inset two feet (2') from the side walls and will have shed roofs with a slope of approximately 3/12. Staff finds that these roof forms and pitches are found in the Germantown district and therefore meet Section 3.6 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

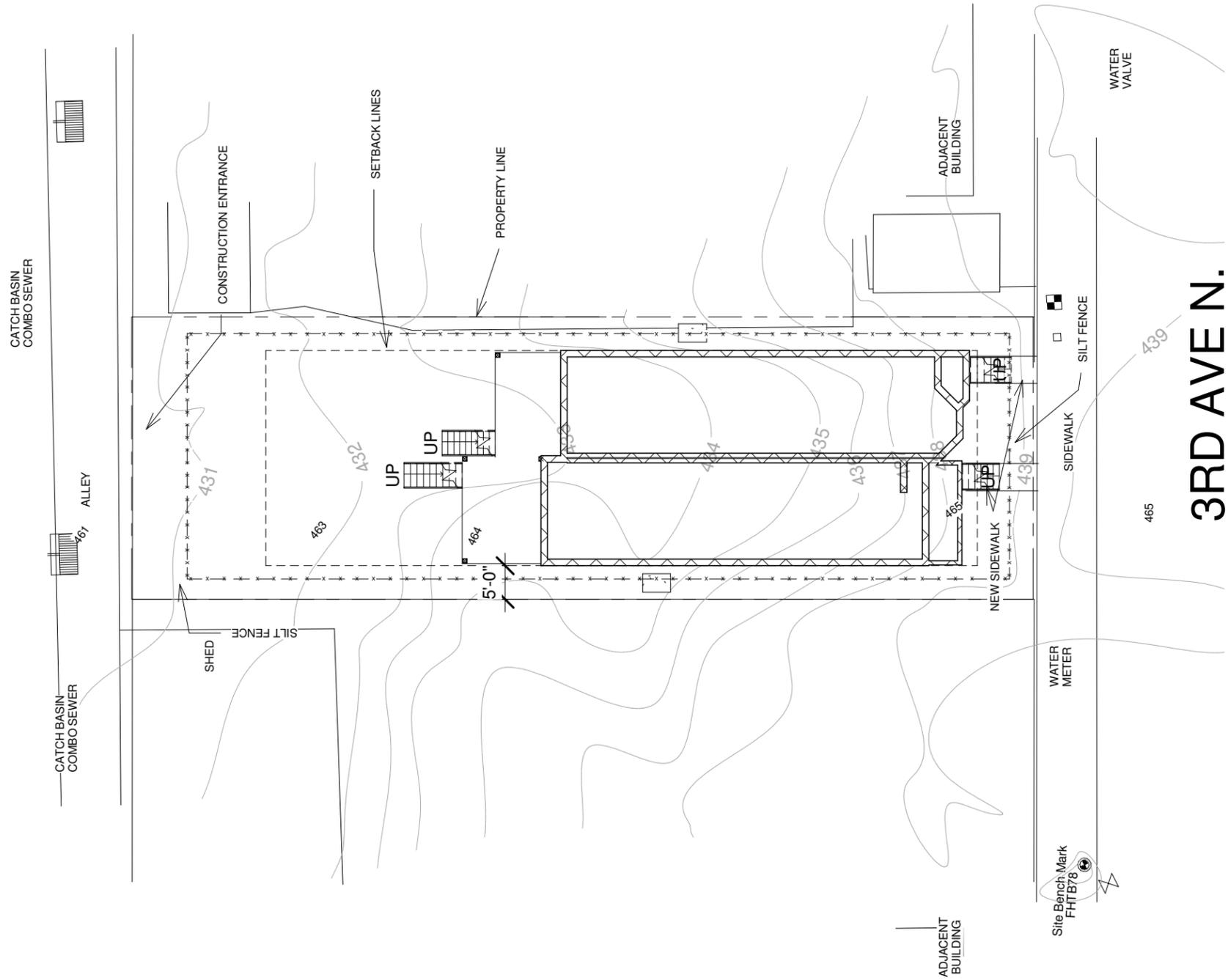
Utilities / Mechanical: The location of the utilities and mechanicals were not specified. Staff asks that they be located at the rear of the structure, or on a side façade beyond the midpoint of the house.

Improvements/Appurtenances: The submitted site plan indicates that two pathways will be added from the sidewalk to the two entrances. Staff asks the applicant to submit more information on the dimensions and materials of these pathways. The site plan also shows a fence, and staff will need to approve the fence materials, design, dimensions, and location. Staff also asks to approve any paving, parking areas, driveways, lighting, and other appurtenances.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The second story balcony be eliminated;
2. The porch on the left unit have a thicker porch rack, a hipped or a shed roof with eaves to match those of the rest of the house, and more substantial columns with a cap and a base;
3. The bay be eliminated on the right unit;
4. The porch on the right unit have a thicker porch rack, a hipped or a shed roof with eaves to match those of the rest of the house, and more substantial columns with a cap and a base;
5. The foundation line be uniform throughout the structure and the foundation be a maximum of two blocks high at the front;
6. Staff approve the asphalt shingle color, and all window and door specifications;
7. The utilities and mechanicals be located on the rear, or on a side façade beyond the midpoint of the house;
8. Staff review and approve the pathways, fence design and materials, and all other appurtenances.

With these conditions, staff finds that the project meets Section 3.0 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.



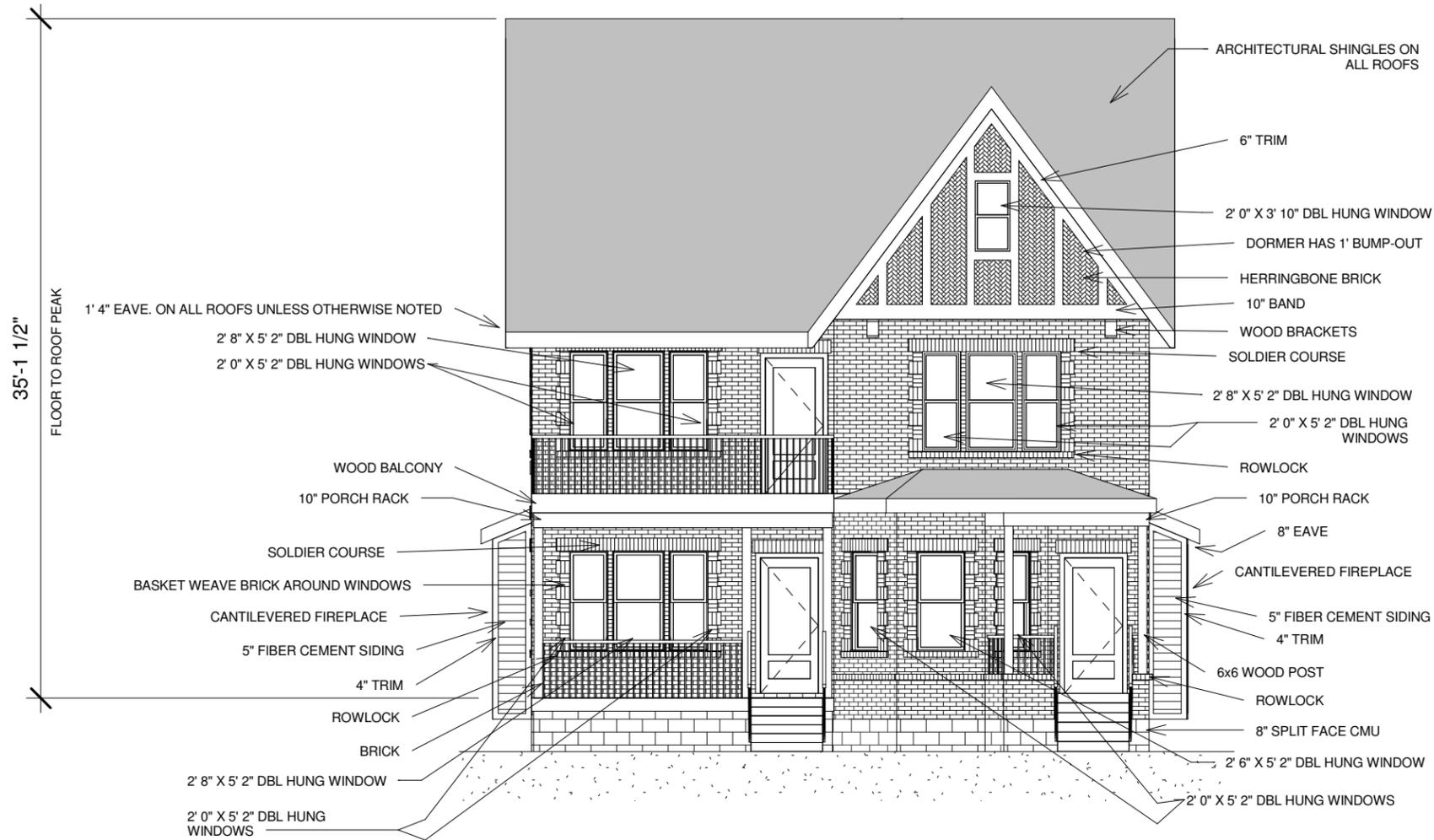
1 Historic - Site
1" = 20'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
 PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
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1318 3RD AVE. N.
 NASHVILLE, TN

SITE		H1
Date	5/2/13	
Drawn by	J. Feller	Scale 1" = 20'-0"



1 Historic - Front
1/8" = 1'-0"



FIRE STATION NEXT DOOR



2 3D View 5



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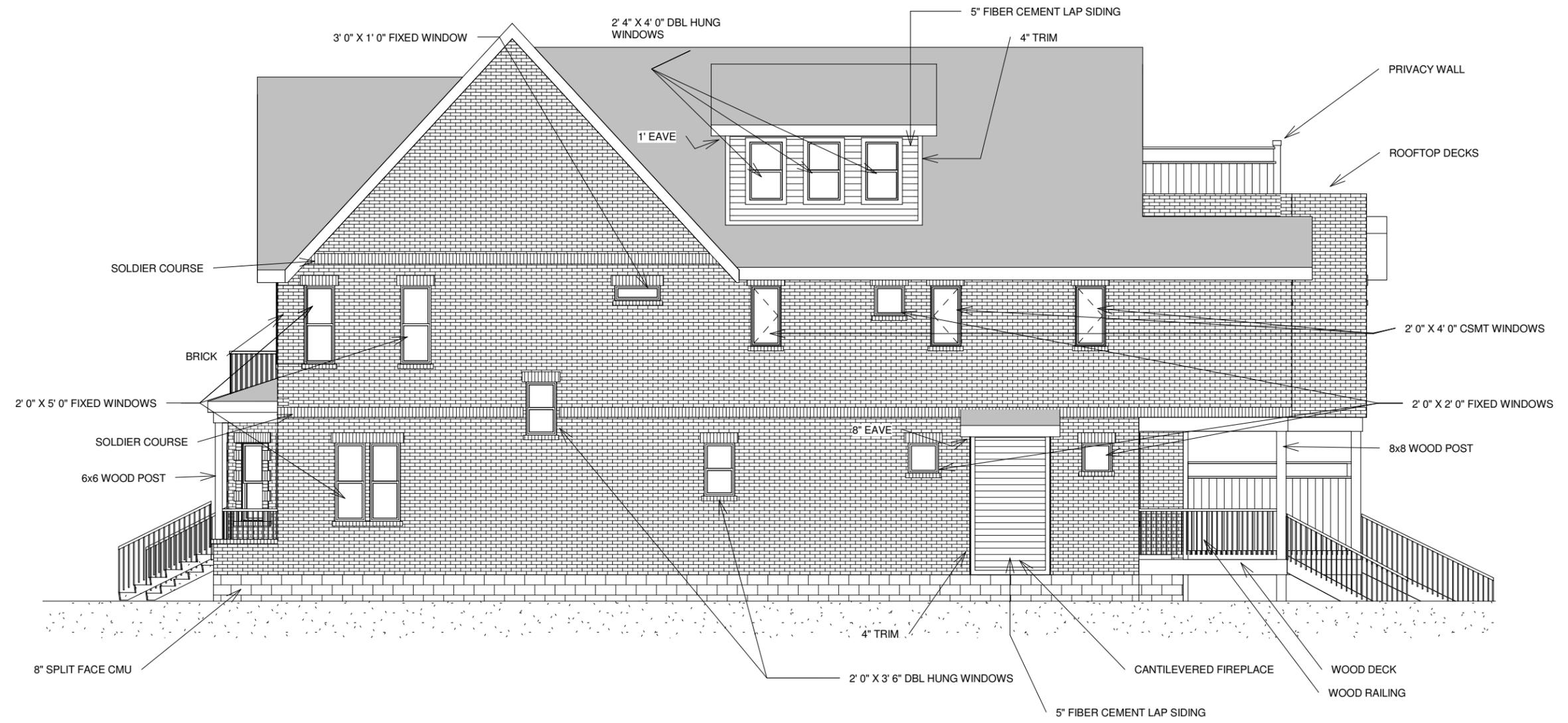
1318 3RD AVE. N.
NASHVILLE, TN

FRONT ELEVATION

Date 5/2/13
Drawn by J. Feller

H2

Scale 1/8" = 1'-0"



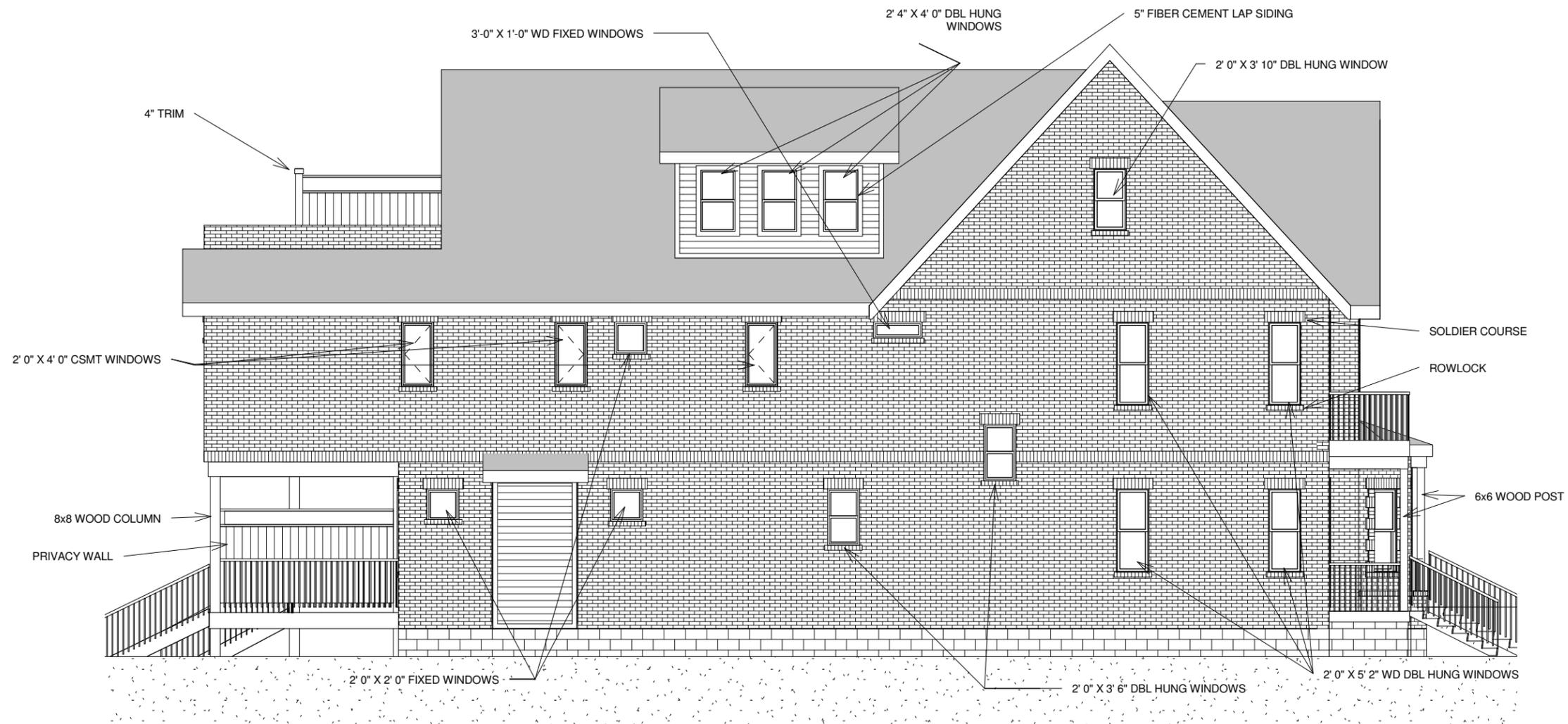
1 Historic - Right
1/8" = 1'-0"



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1318 3RD AVE. N.
 NASHVILLE, TN

LEFT ELEVATION		H3
Date	5/2/13	
Drawn by	Author	Scale 1/8" = 1'-0"



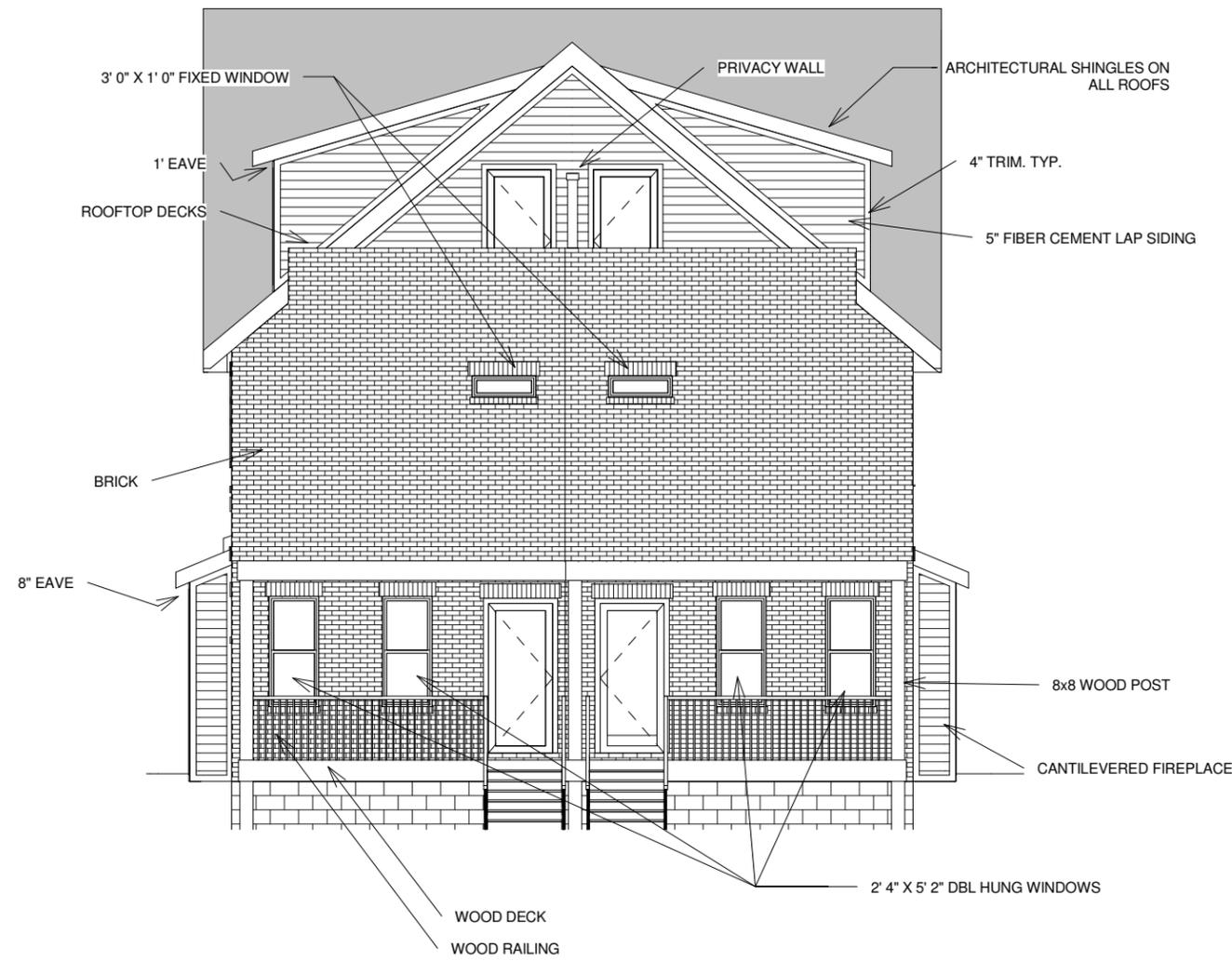
1 Historic - Left
 1/8" = 1'-0"



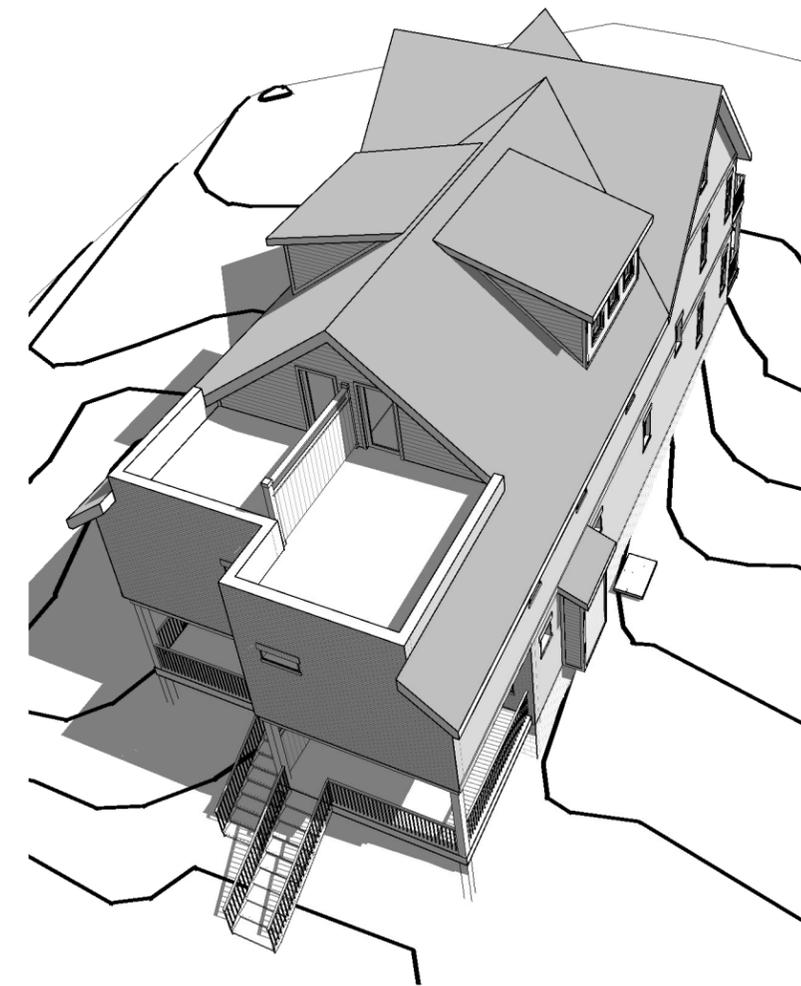
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RIGHT ELEVATION		H4
Date	5/2/13	
Drawn by	J. Feller	Scale 1/8" = 1'-0"



1 Historic - Rear
1/8" = 1'-0"



2 Historic - ROOF DECKS



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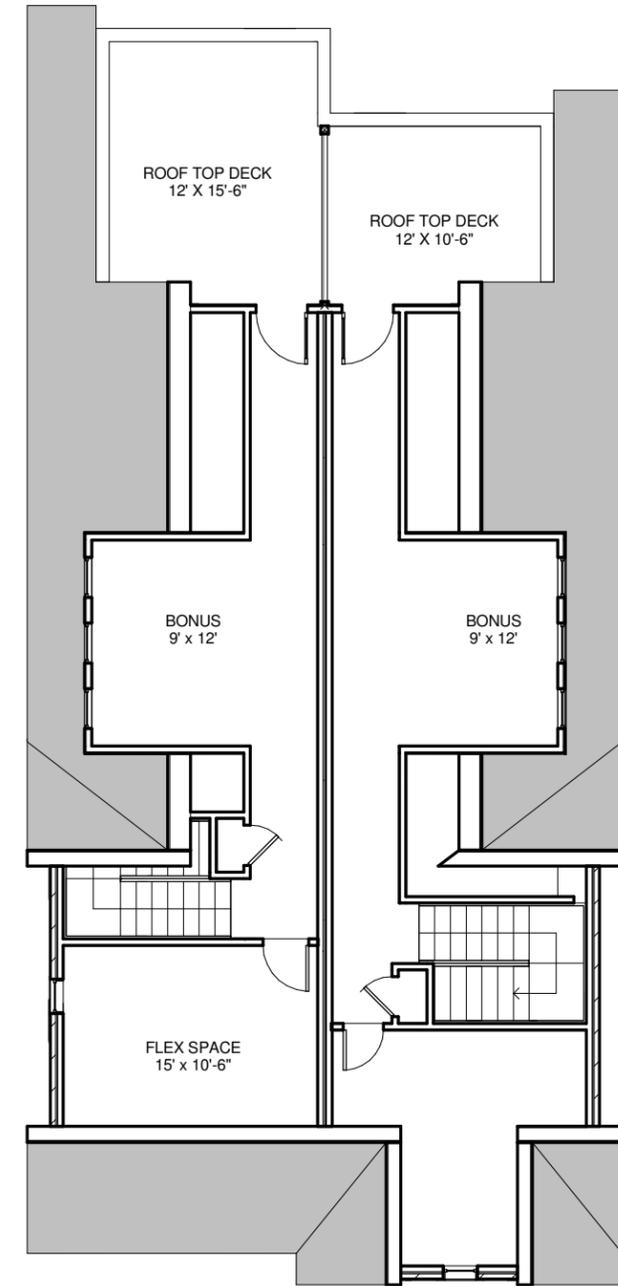
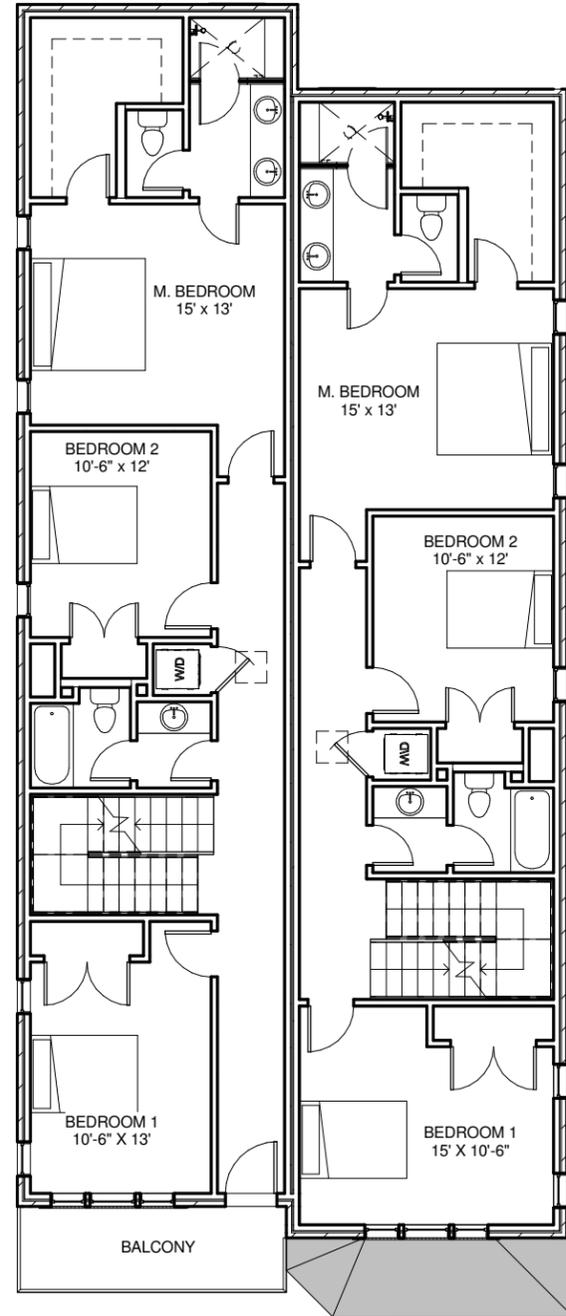
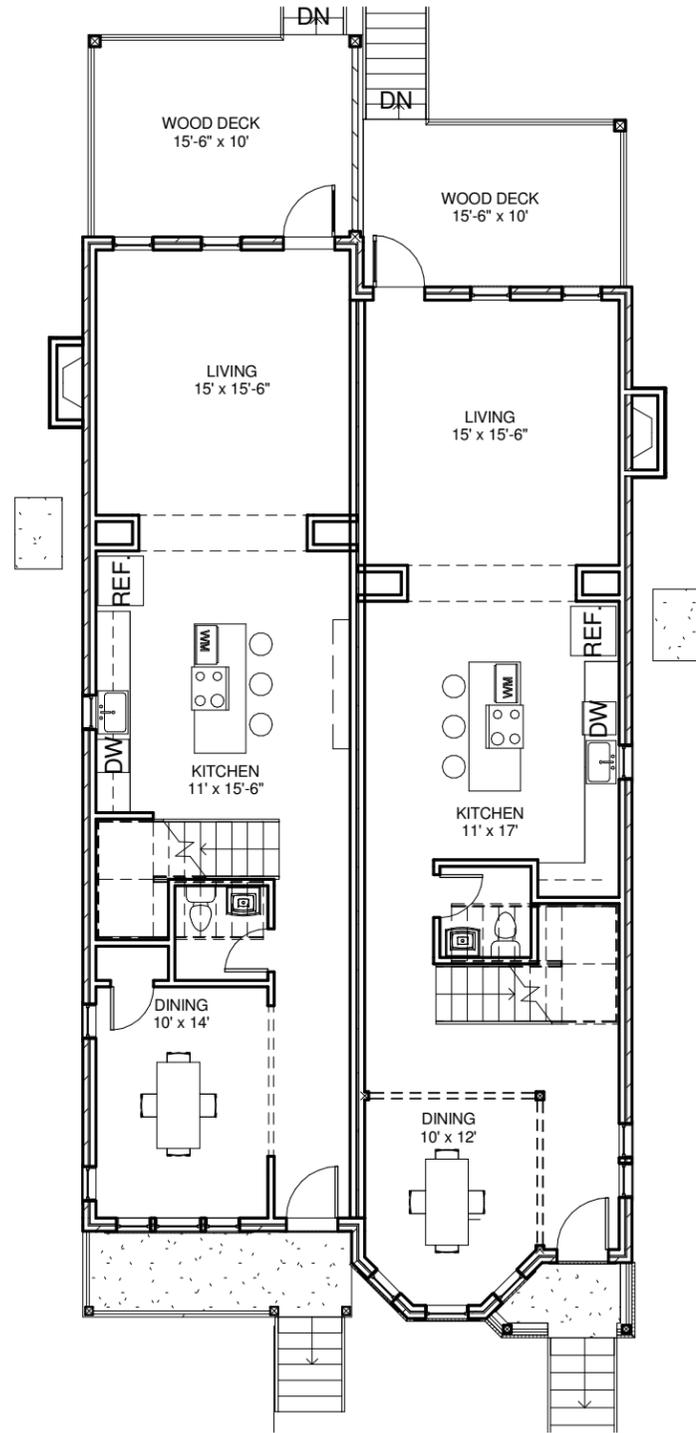
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REAR ELEVATION

Date 5/2/13
 Drawn by Author

H5

Scale 1/8" = 1'-0"



1 Historic - First Floor
3/32" = 1'-0"

2 Historic - Second Floor
3/32" = 1'-0"

3 Historic - Third Floor
3/32" = 1'-0"



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FLOOR PLANS

Date 5/2/13
Drawn by J. Feller

H6

Scale 3/32" = 1'-0"